

ORDINANCE 00385

1 AN ORDINANCE AMENDING RESOLUTION 25789 ADOPTED APRIL 29, 1963
2 BY THE BOARD OF COUNTY COMMISSIONERS OF KING COUNTY,
3 WASHINGTON. THE FURTHER PURPOSE OF THIS AMENDMENT IS TO
4 ELIMINATE CERTAIN SECTIONS IN THE "G" ZONE CLASSIFICATION
5 AND TO CLARIFY THE INTENT OF THE "G" ZONE IN ORDER TO
6 FURTHER IMPLEMENT THE COMPREHENSIVE PLAN.
7

8 Now therefore be it ordained that Article 12, Resolution 25789, be amended
9 to read as follows:
10

11 SECTION 1200: PURPOSE OF CLASSIFICATION: The purpose and object-
12 ive of this classification is to regulate the use of land in areas which
13 have not yet been subject to intensive urban development, thus preventing
14 the premature establishment of urban land uses in these areas without
15 proper and sufficient roads, utilities and government services. A further
16 purpose of this classification is to prevent the establishment of uses which
17 later may be incompatible in areas best suited for other uses. The stand-
18 ards and requirements set forth in this chapter are considered to be the
19 minimum necessary to accomplish this purpose.
20

21 SECTION 1201: PERMITTED USES: In a "G" zone the following uses
22 only are permitted and as hereinafter specifically provided and allowed by
23 this chapter subject to the yard and open space requirements as indicated
24 for each classification of uses and to the off-street parking requirements,
25 loading area requirements and the general provisions and exceptions set
26 forth in this title beginning with Chapter 24.46. Any use made subject to
27 the granting of a conditional use permit as set forth in the classification
28 in which such use is first permitted shall conform to such requirements
29 before being allowed to locate in a "G" zone.
30
31
32

VOL 05 PAGE 100

1 (1) Any use permitted in the "RS", "S", and "A" zones.

2 (2) Unclassified uses as provided in Article 22.

3 (3) Planned Unit Development as provided in Article 27.

4 SECTION 1202: LOT AREA: For uses permitted in the "G" zone, the
5 minimum required lot in a "G" zone shall be thirty-five thousand (35,000)
6 square feet or the minimum required lot area of the zone district in which
7 the use is first permitted, whichever is greater. In a multiple lot sub-
8 division approved subsequent to the effective date of this resolution, the
9 minimum lot area shall be deemed to have been met if the average lot
10 area is not less than thirty-five thousand (35,000) square feet. In com-
11 puting the average square foot area of lots in a subdivision not more than
12 twenty-five percent (25%) of the number of lots may contain an area less
13 than thirty-five thousand (35,000) square feet and in no case shall a lot
14 contain less than twenty-eight thousand (28,000) square feet of area. For
15 lots containing more than thirty-five thousand (35,000) square feet of area,
16 not more than forty-two thousand (42,000) square feet of area may be
17 credited in determining the average.

18 SECTION 1203: LOT AREA PER DWELLING UNIT: In the "G" zone,
19 the minimum lot area per dwelling unit shall be thirty-five thousand
20 (35,000) square feet, except that in multiple lot subdivisions approved
21 subsequent to the effective date of this resolution, the lot area per dwell-
22 ing unit for each individual lot shall be the area of the individual lots
23 conforming to the approved subdivision.

24 SECTION 1204: LOT WIDTH: In the "G" zone the minimum required
25 lot width shall be one hundred and thirty-five (135) feet or the minimum
26 required lot width of the zone district in which the use is first permitted,
27 whichever is greater.

28 SECTION 1205: FRONT YARD: In the "G" zone every lot shall have a
29
30
31
32

1 front yard depth of not less than thirty (30) feet.

2 SECTION 1206: SIDE YARDS: In a "G" zone every lot shall have a
3 side yard on each side of the lot which side yard shall have a width of
4 not less than ten (10) feet.

5 SECTION 1207: HEIGHT: In the "G" zone no residential building or
6 structure shall exceed a height of thirty (30) feet. Any other building or
7 structure may exceed said height limit provided each required side yard
8 and open space is increased one (1) additional foot in width for each
9 additional foot in height exceeding thirty (30) feet. In no case, however,
10 may a building or structure exceed a height of fifty (50) feet, except as
11 provided in Section 24.48.030.
12

13 SECTION 1208: REQUIRED OPEN SPACE: In a "G" zone the following
14 open space shall be provided and maintained:
15

16 (1) if any use involves a building containing a dwelling unit or
17 accessory living quarters, then the distance between such buildings and
18 any other buildings or structures on the same lot and from the property
19 rear line shall be not less than twenty (20) feet;

20 (2) if the use is one first permitted in the S and A zones all uses,
21 other than buildings containing dwelling units or accessory living quarters,
22 shall maintain open spaces as required by such classification. Dwelling
23 units and accessory living quarters shall conform to subparagraph (1) of
24 this section.
25

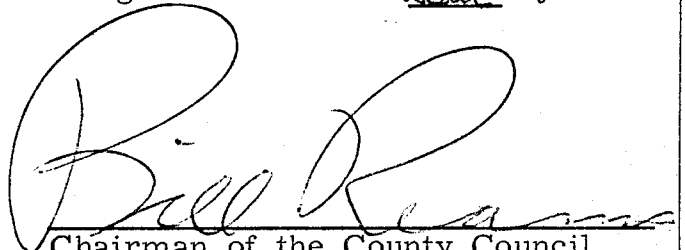
26 SECTION 1209: PERMISSIBLE LOT COVERAGE:

27 (1) For uses first permitted in the RS and S zones, except as
28 otherwise provided for schools and churches, all buildings, including
29 accessory buildings and structures but not including any open areas used
30 to provide parking spaces or private swimming pools, shall not cover
31 more than thirty-five percent (35%) of the area of the lot. In the case
32


1 of churches and schools the limitation of lot coverage shall pertain to
2 buildings and structures only, and does not include open air parking areas.

3 (2) for uses first permitted in the A zone, all buildings, including
4 accessory buildings and structures and any areas used to provide parking
5 space for residential uses shall not cover more than sixty (60%) percent
6 of the area of the lot.
7

8
9 INTRODUCED and read for the first time this 16th day of February, 1970.
10 PASSED by the Council at a regular meeting thereof on the 23rd day of
11 March, 1970.
12

13
14 
Chairman of the County Council

15
16
17 ATTEST:

18 
Clerk of the Council
19

20 APPROVED this _____ day of _____, 1970.

21
22 DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE

DATED: 3-31-70

King County Executive

23 ORDINANCE READINGS

1st 2-16-70

24 2nd 3-23-70

25 3rd 3-23-70

26 Effective Date _____
27
28
29
30
31
32